



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JANUARY 19, 2016

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Robert J. Bilsky

Andrew P. Forsythe

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

John T. Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

BOARD OF ZONING APPEALS AGENDA
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Old Business:

1. Applicant: James Pilkenton
 Location: 165 Barcrest Drive
 Mon. Co. Tax No.: 060.09-5-16
 Zoning District: R1-E (Single-Family Residential)
 Request:
 - a) An area variance for an existing principal structure to have a (south) side setback of 6.4 feet, instead of the 7.6 feet granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 D (2), Table I
 - b) An area variance for an existing deck (1334.8± square feet) to have a (north & west) side setback of 0.0 feet, instead of the 8.0 feet minimum required. Sec. 211-11 E (1), Table I
 - c) An area variance for existing accessory structures, totaling 1083.4± square feet, instead of the 972.0 square feet granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 E (1), Table I
 - d) An area variance for proposed lot coverage of 42.8%, instead of the 28% granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 D (2), Table I
 - e) An area variance for an existing 6.0-foot-high, closed-construction fence on a deck (35.3± linear feet) to have a (north) side setback of 0.0 to 7.4 feet, instead of the 8.0 feet minimum required. Sec. 211-47 C (2)
 - f) An area variance for an existing 6.0-foot-high, closed-construction fence on a deck (20± linear feet) to have a rear setback of 0.0 feet, instead of the 36.8 feet minimum required. Sec. 211-47 C (2)
 - g) An area variance for an existing closed-construction fence (67± linear feet) to have a height ranging from 7.3± feet to 8.7± feet (measured from the top of said fence to the ground directly beneath it), instead of the 6.0 feet maximum permitted. Sec. 211-47

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New Business:

1. Applicant: Daniel Pearl
- Location: 107 Long Pond Road
- Mon. Co. Tax No.: 034.02-1-21
- Zoning District: R1-44 (Single-Family Residential)
- Request: a) An area variance for a proposed principal building (single-family dwelling), following demolition of the existing single-family dwelling, to have a (north) side setback of 7.5 feet, instead of the 20.0 feet minimum required. Sec.211-11 D (2), Table I
- b) An area variance for a proposed principal building (single-family dwelling), following demolition of the existing single-family dwelling, to have a (south) side setback of 11.5 feet, instead of the 20.0 feet minimum required. Sec. 211-11 D (2), Table I
- c) An area variance for a proposed deck (1440± square feet) to be located in the front yard and side yard of a waterfront lot, where accessory structures, such as decks, are permitted in rear yards only; and for said deck to have a proposed front setback of 727.5 feet (measured from the west right-of-way line of Long Pond Road), instead of the 472.5 feet maximum established by the neighborhood average. Sec. 211-11 E (3), Sec.211-11 D (2), Table I, Sec. 211-11 E (1), Table I
- d) An area variance for a proposed deck (1440± square feet) to have a (north) side setback of 7.5 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I
- e) An area variance for a proposed deck (1440± square feet) to have a (south) side setback of 5.5 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I
- f) An area variance for a proposed shed (80± square feet) to be located in a side yard, where accessory structures, such as sheds, are permitted in the rear yards only. Sec. 211-11 E (3)
- g) An area variance for a proposed detached garage (550± square feet) to have a (south) side setback of 8.0 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I
- h) An area variance for an existing detached garage (542± square feet) to have a (south) side setback of 5.5 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I
- i) An area variance for a proposed detached garage (1500± square feet) to have a (south) side setback of 10.0 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I

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j) An area variance for existing and proposed accessory structures which result in a total gross floor area of 2672± square feet, instead of the 1250 square feet maximum gross floor area permitted for accessory structures on lots with a lot area greater than one (1) acre. Sec. 211-11 E (1), Table I

k) An area variance for a total gross floor area of existing and proposed accessory structures on the premises (2672 square feet) to exceed the total gross floor area of the proposed principal building (2253 square feet). Sec. 211-11 E (1), Table I

2. Applicant: Upstate Tattoo Company
 Location: 1429 West Ridge Road
 Mon. Co. Tax No.: 075.17-4-4
 Zoning District: BR (Restricted Business)
 Request: a) An area variance for a proposed second (east side) building-mounted sign (2.3 feet x 8.0 feet; 18.4 square feet), instead of the 8.35 square feet granted by the Board of Zoning Appeals on August 10, 1982. Sec. 211-52 B (2) (a) [1], Sec. 211-52 B (2) (c) [1], Table VII
 b) An area variance for a proposed third (west side) building-mounted sign (2.3 feet x 8.0 feet; 18.4 square feet), instead of the 8.35 square feet granted by the Board of Zoning Appeals on August 10, 1982. Sec. 211-52 B (2) (a) [1], Sec. 211-52 B (2) (c) [1], Table VII

ADJOURNMENT:

NEXT MEETING: February 2, 2016